

# Inspection Report

Provided by:



## **ASAP Home Inspections LLC**

Inspector: Robin Wheeler

InterNACHI Certified Home Inspector - California Compliant

(530) 536-0640

homeinspections.asap@gmail.com

[www.asaphomeinspections.online](http://www.asaphomeinspections.online)

---

### Property Address

10555 Sample Drive Truckee, CA 96161



# Table Of Contents:

**Section name:**

**Page number:**

---

Report Information.....	3
Report Summary Page.....	4
Grounds.....	8
Exterior.....	14
Roofing and Attic.....	25
Foundation - Crawl Space.....	32
Garage.....	36
Heating.....	43
Electrical.....	46
Plumbing.....	47
Interiors.....	53
Fireplace.....	62
Kitchen.....	64

# Report Information

## Client Information

<b>Client Name</b>	Mr. Sample
<b>Client Phone</b>	555-555-5555
<b>Client Email</b>	mrsample@yahoo.com

## Property Information

<b>Approximate Year Built</b>	1982
<b>Approximate Square Footage</b>	1532
<b>Number of Bedroom</b>	3
<b>Number of Bath</b>	3
<b>Direction House Faces</b>	West.

## Inspection Information

<b>Inspection Date</b>	5/5/23
<b>Inspection Time</b>	4:00pm
<b>Weather Conditions</b>	Mostly Sunny, partly cloudy
<b>Outside Temperature</b>	70
<b>Price for Inspection</b>	400
<b>In attendance</b>	Mr. Sample

## Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

### Grounds

#### **1.1 Driveway Conditions (Safety)**

(Safety) Tripping hazards were observed. A 2" rise from garage to driveway was observed. These should be repaired for safety.

(Repair) Common cracks, major cracks and settlement were observed in the driveway making it an uneven surface. The major crack was 2" wide at the widest point. The driveway shows evidence of ponding. The driveway should be sloped to allow for proper drainage.

Recommend a qualified professional evaluate and repair or replace as needed.

#### **1.3 Grading Conditions (Repair)**

The grading slopes towards the South and East side of home/garage. The East side has a garage access door. This can allow water penetration. Recommend qualified professional evaluate and repair.

#### **1.4 Ground Clearance Conditions (Repair)**

6-8" of ground clearance recommended. Earth/soil is in contact with wood siding which allows deterioration and moisture penetration. Recommend the wood siding be at least 6" from Earth/soil/ground.

### Exterior

#### **2.1 Front Entrance Conditions (Repair)**

The front step was improperly constructed. The step is resting on the concrete landing with no other support or fastening.

Exposed nails, paint chipping and deterioration were observed on the front entrance deck. Scuffs and deterioration on the bottom of the front door was observed. The front entrance light was not operating at the time of inspection. The top of the deck railing was loose at the time of inspection.

It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

#### **2.2 Back Entrance Conditions (Safety)**

(Safety) The back deck railing (East) was loose at the time of inspection. This is a safety hazard. Multiple exposed nails raised above 1/4" were observed throughout the deck. These are a tripping hazard. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

(Repair) The back deck railing had paint peeling and deterioration. The deck floor boards were weathered on top. Underneath the deck boards, multiple areas of paint peeling and deterioration were observed. Recommend qualified professionals re-paint and reseal these areas to prolong the life of the deck.

### **2.3 Exterior Wall Conditions (Repair)**

An exposed hole was observed on the East side of the home. This can allow moisture and pests to enter. Wood deterioration on the end of the wood beam on the South side of the home was observed. General paint chipping and deterioration was observed on the siding. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

Holes made by animals or insects were observed on the South side of the home (above the garage). Recommend a pest inspector further evaluate.

### **2.4 Window Conditions (Repair)**

The window in the Southeast corner bedroom did not latch/lock at the time of inspection. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

### **2.5 Faucet Conditions (Repair)**

Two of the three outdoor faucets were not working at the time of the inspection. The one operable faucet was on the West side of the home closest to the garage. The operating faucet was not properly secured to the house. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

## **Roofing and Attic**

### **3.2 Fascia Conditions (Repair)**

One of the fascias on the West side of home is bending away from the home and the nails are starting to pull away from the home. Other fascia paint deterioration was observed. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

## **Foundation - Crawl Space**

### **4.1 Foundation Conditions (Repair)**

No vapor barrier installed. This can result in unwanted moisture. Crawlspace vents were covered shut at the time of inspection which does not allow airflow. Recommend a qualified professional install vapor barrier and evaluate ventilation.

Falling and displaced insulation was observed. No insulation installed under flooring. Recommend qualified professionals correct and add insulation for energy efficiency.

A damp/wet spot was observed under a drain pipe where the soil has fallen about 1 foot from the rest of the crawlspace. No active leak was observed. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

## **Garage**

### **5.4 Floor Conditions (Safety)**

Multiple cracks and settlement were observed to the concrete flooring. Some cracks were raised 1/4" or more which is considered a trip safety hazard. Recommend further evaluation by a masonry contractor.

### **5.6 Vehicle Door Conditions (Safety)**

South side vehicle door is manual. North side vehicle door has mechanical opener. Both worked properly at the time of inspection.

The mechanical garage door has the door safety sensor mounted too high (25"). The recommended height of installation is 4-6" from the ground. This is a safety feature and should be corrected by a qualified professional.

### **5.7 Electrical Conditions (Repair)**

A damaged outlet, a missing cover plate, and an incorrect cover plate was observed in the garage. Hot/neutral was reversed on one outlet. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

### **5.8 Lighting Conditions (Repair)**

Lights not operating under normal controls. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

## **Heating**

### **6.4 Thermostat Condition (Repair)**

The thermostat on the first floor worked with normal operating procedures. The thermostat on the 2nd floor did not work with normal operation. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

## **Plumbing**

### **8.2 Supply Line Conditions (Repair)**

Since the pipes can be exposed to cold temperatures, recommend installation of insulation wrap at all valves and associated piping. Although insulation can be purchased at most hardware stores, client is advised to consult with a licensed plumber for information on piping within unheated areas.

### **8.3 Drain Line Conditions (Repair)**

Minor gurgling was heard from the drain when the water was run. This is sometimes typical of an older house or if the house is not older, this condition may indicate a venting problem. Client should consult a licensed plumber for further information.

### **8.4 Water Heater Conditions (Repair)**

No expansion tank installed. The expansion tank equalizes pressure throughout the plumbing system by providing a space for hot water to flow into. Without an expansion tank, pressure would be distributed to the entire plumbing system, straining it and decreasing its lifespan. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and installation.

## **Interiors**

### **9.5 Stairway (Safety)**

The stairway railing was loose at the time of inspection. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

### **9.8 Electrical Conditions (Repair)**

Damaged cover plates and outlets were observed throughout the home. A light control was missing a cover plate on the 1st floor. Bulbs were out in the downstairs bathroom and upstairs ceiling fan. No power to the upstairs ceiling lights. No power to the outlet by the wet bar and the outlets in the upstairs bathroom. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

### **9.10 Smoke Detector Conditions (Safety)**

The smoke detector(s) did not respond to the test button in the primary bedroom. A smoke detector was missing or removed at the Southeast corner bedroom. Smoke detectors are required in all sleeping rooms. Recommend adding smoke detectors for safety.

# 1 Grounds

## Driveways - Sidewalks - Walkways

Driveway Material

Asphalt.



### 1.1) Driveway Conditions

S

(Safety) Tripping hazards were observed. A 2" rise from garage to driveway was observed. These should be repaired for safety.

(Repair) Common cracks, major cracks and settlement were observed in the driveway making it an uneven surface. The major crack was 2" wide at the widest point. The driveway shows evidence of ponding. The driveway should be sloped to allow for proper drainage.

Recommend a qualified professional evaluate and repair or replace as needed.





Bulge in the driveway by the garage



Ponding in driveway



Large crack on side of driveway



Ground angle of the ponding noting the driveway height differences



Smaller cracks that were properly sealed



Trip hazard on the corner of the driveway and garage.



2" gap measured in the crack on side of driveway

**Sidewalk Material**

**Concrete.**

**1.2) Sidewalk Conditions**

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

**Grading, Retaining Wall and Vegetation****1.3) Grading Conditions**

R

The grading slopes towards the South and East side of home/garage. The East side has a garage access door. This can allow water penetration. Recommend qualified professional evaluate and repair.





Slopes towards garage access door and East side of home.



Slopes towards South side of the home/garage.

**1.4) Ground Clearance Conditions**

R

6-8" of ground clearance recommended. Earth/soil is in contact with wood siding which allows deterioration and moisture penetration. Recommend the wood siding be at least 6" from Earth/soil/ground.



East side of home



South Side of home

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



View of both East and South side exterior

## 2 Exterior

### Front - Back Entrance

Front Entrance Type

Covered Porch.



#### 2.1) Front Entrance Conditions

R

The front step was improperly constructed. The step is resting on the concrete landing with no other support or fastening.

Exposed nails, paint chipping and deterioration were observed on the front entrance deck. Scuffs and deterioration on the bottom of the front door was observed. The front entrance light was not operating at the time of inspection. The top of the deck railing was loose at the time of inspection.

It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Nails exposed



Paint chipping and deterioration



Improper construction

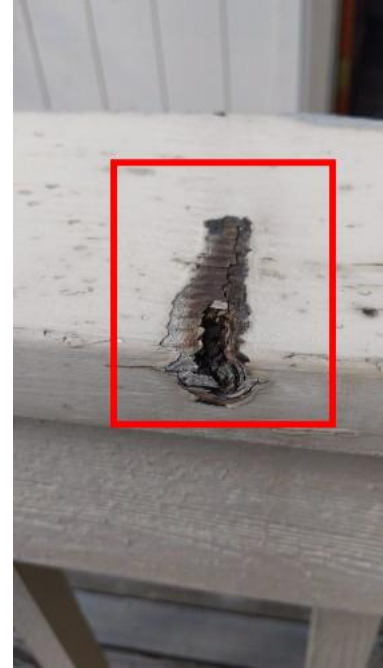


The top part of the railing is loose





The top part of the railing is loose



Deterioration on railing



Front entrance light not operating



Scuffs and deterioration on front door

**Back Entrance Type**

Deck.

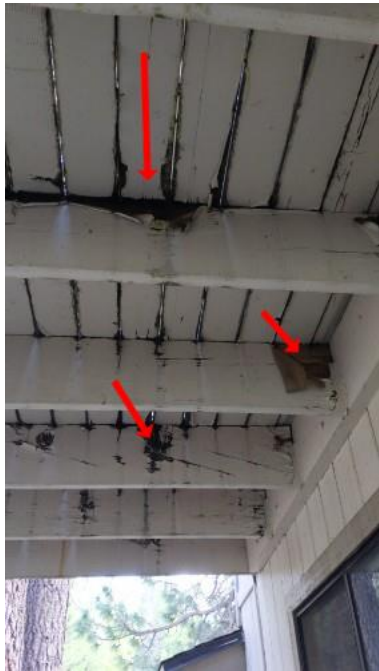
**2.2) Back Entrance Conditions**

S

(Safety)The back deck railing (East) was loose at the time of inspection. This is a safety hazard. Multiple exposed nails raised above 1/4" were observed throughout the deck. These are a tripping hazard. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



(Repair)The back deck railing had paint peeling and deterioration. The deck floor boards were weathered on top. Underneath the deck boards, multiple areas of paint peeling and deterioration were observed. Recommend qualified professionals re-paint and reseal these areas to prolong the life of the deck.



Paint peeling and deterioration under the deck



Paint peeling and deterioration under the deck



Paint peeling and deterioration under the deck



Back deck railing was loose



Paint peeling and deterioration on deck railing



Deck surface weathered



Exposed nails on deck floor surface



Exposed nails on deck floor surface



Exposed nails on deck floor surface



Exposed nails on deck floor surface





Weathered deck board cracking

### Exterior Walls

**Structure Type**

Wood frame.

**Exterior Wall Covering**

The visible and accessible areas of the exterior siding material are wood.



**2.3) Exterior Wall Conditions**

R

An exposed hole was observed on the East side of the home. This can allow moisture and pests to enter. Wood deterioration on the end of the wood beam on the South side of the home was observed. General paint chipping and deterioration was observed on the siding. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

Holes made by animals or insects were observed on the South side of the home (above the garage). Recommend a pest inspector further evaluate.



Paint peeling and deterioration on East side of home



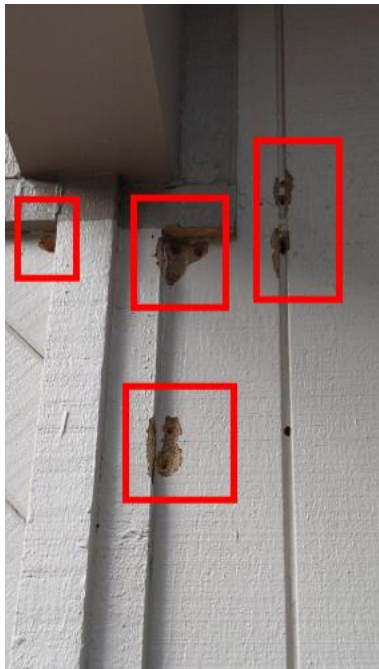
Paint peeling and deterioration exposed wood siding



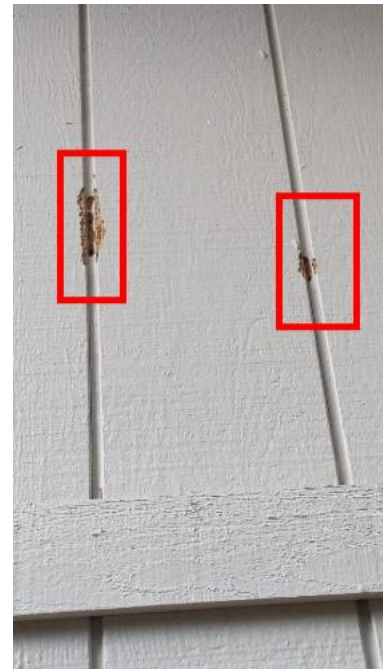
Exposed hole in siding (East side of home)



Paint cracking and deterioration on siding above garage(South side of home)



Holes in siding by animal or insects on (South side of home above garage)



Holes in siding by animal or insects on (South side of home above garage)



Wood beam deterioration



Paint peeling and deterioration



Paint peeling on siding

**Exterior Windows - Doors**

**Window Type**

Sliding.

**Window Material**

Aluminum.

**2.4) Window Conditions**

R

The window in the Southeast corner bedroom did not latch/lock at the time of inspection. It is



suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



## Exterior Water Faucet(s)

### Faucet Location

Two hose faucets are located on the front of the house (West) and one on the back of the house(East).

### 2.5) Faucet Conditions

R

Two of the three outdoor faucets were not working at the time of the inspection. The one operable faucet was on the West side of the home closest to the garage. The operating faucet was not properly secured to the house. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



This faucet was working but not properly attached



Faucet on back of home (East) not working

## Exterior Dryer Vent

### 2.6) Dryer Vent Conditions

Appears Serviceable.



### 3 Roofing and Attic

#### Roof Covering

**Method of Inspection**

The roof was inspected by walking the safe and accessible areas.

**Roof Style**

Gable.  
Combination

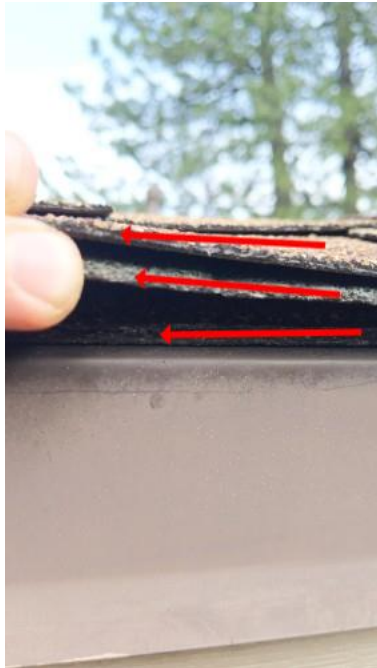
**Roof Covering Material**

Asphalt composition shingles.



**Number of Layers**

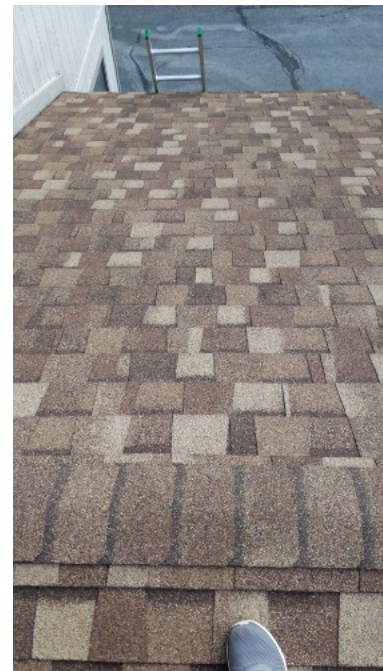
Three.



3.1) Roof Covering Condition

AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.





3.2) Fascia Conditions

R

One of the fascias on the West side of home is bending away from the home and the nails are starting to pull away from the home. Other fascia paint deterioration was observed. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Fascia not secured



View of fascia not secure from other side





Fascia paint is deteriorating



Fascia paint deterioration

**3.3) Gutter & Downspout Conditions**

R

The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area. Recommend the end of the gutter to exit at least 6' from home. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Gutter filled with debris



End of gutter is covered and is too close to house

3.4) Tree Overhang

R

Tree overhangs the roof in an area(s). Falling debris and branches can damage the roof. Tree debris collected on the roof, this can allow organic growth and moisture intrusion. It is suggested that a "Licensed Landscaping Contractor" be contacted for further evaluation and repair.



Tree overhangs roof



Pine needles/debris on roof



Pine needles/debris on roof



Pine needles/debris on roof





Pine needles/debris on roof



Tree overhangs roof



Tree overhangs roof

## Chimney

### 3.5) Chimney Conditions

R

Paint peeling/deterioration on chimney siding was observed. The chimney shows signs of rust and corrosion. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Right is your chimney, left is neighbors. Rust and corrosion observed



Paint peeling/deterioration on chimney siding

### Skylights and other Roof Penetrations

#### 3.6) Skylight and Roof Penetrations Conditions

AS

Appears Serviceable.

## 4 Foundation - Crawl Space

### Foundation

**Foundation Type** Crawl Space.

**Foundation Material** Concrete.

**4.1) Foundation Conditions**

R

No vapor barrier installed. This can result in unwanted moisture. Crawlspace vents were covered shut at the time of inspection which does not allow airflow. Recommend a qualified professional install vapor barrier and evaluate ventilation.

Falling and displaced insulation was observed. No insulation installed under flooring. Recommend qualified professionals correct and add insulation for energy efficiency.

A damp/wet spot was observed under a drain pipe where the soil has fallen about 1 foot from the rest of the crawlspace. No active leak was observed. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



No insulation under flooring



Displaced insulation





Falling foam board insulation



Bare ground - no vapor barrier installed



Displaced insulation



No insulation under flooring



Wet/damp area under drain pipe and soil is lower



Another view of wet/damp area under drain pipe



Displaced insulation



Crawlspace vent damaged



Crawlspace vents sealed up - no ventilation



Crawlspace access in primary bedroom closet



2nd crawlspace access in Southeast corner bedroom



# 5 Garage

## Walls - Ceilings - Floors

**Garage Type**

The garage is attached to the house.



**5.1) Ceiling Conditions**

AS

Appears Serviceable.

**5.2) Wall Conditions**

R

A puncture in the garage wall, uneven paint and general scuff marks were observed. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Puncture in the garage wall



General scuff marks on garge wall



Uneven paint

**5.3) Window Conditions**

AS

Appears Serviceable.

**5.4) Floor Conditions**

S

Multiple cracks and settlement were observed to the concrete flooring. Some cracks were raised 1/4" or more which is considered a trip safety hazard. Recommend further evaluation by a masonry contractor.



Hairline crack



Hairline crack



Settlement - near 1/4" height in crack



Cracks in garage floor



Middle divider of the two car garage is raised nearly an inch



Largest crack in garge has 1 and 1/2" gap



Crack in garage floor



Garage floor crack raised 1/2"

**5.5) Door Conditions**

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

**5.6) Vehicle Door Conditions**

S

South side vehicle door is manual. North side vehicle door has mechanical opener. Both worked properly at the time of inspection.

The mechanical garage door has the door safety sensor mounted too high (25"). The recommended height of installation is 4-6" from the ground. This is a safety feature and should be corrected by a qualified professional.



### 5.7) Electrical Conditions

R

A damaged outlet, a missing cover plate, and an incorrect cover plate was observed in the garage. Hot/neutral was reversed on one outlet. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.





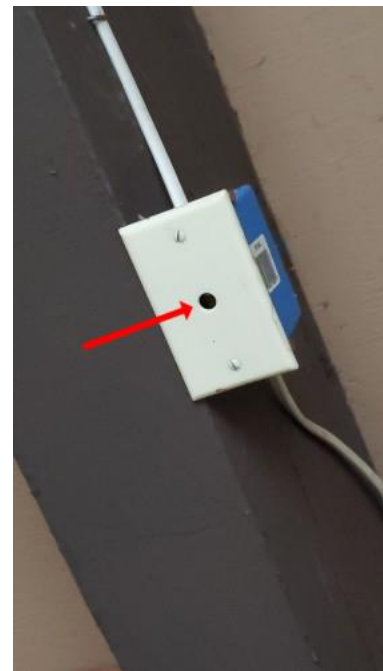
Damaged outlet



No cover plate



Hot/neutral reversed



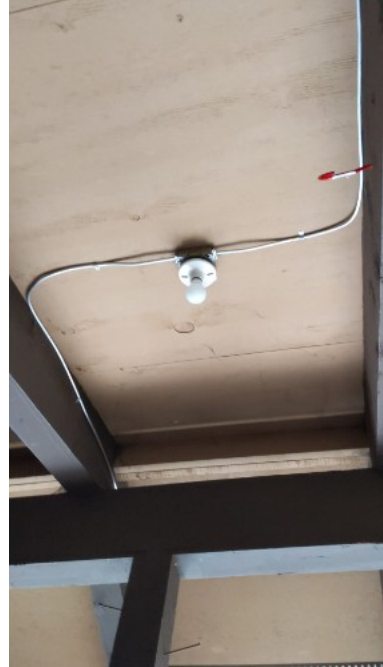
Complete cover plate recommended

**5.8) Lighting Conditions**

R

Lights not operating under normal controls. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



# 6 Heating

## Heating

**Location of Unit** Hall closet.

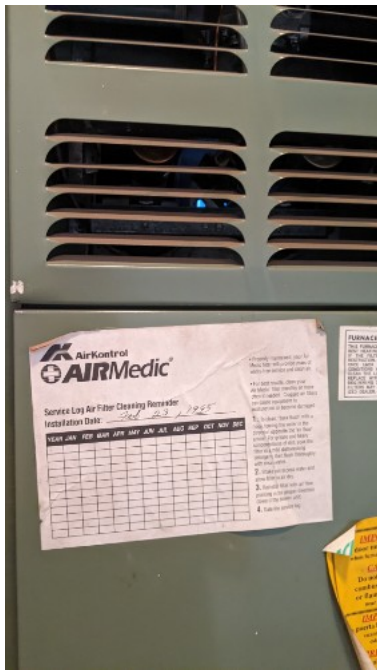
**Heating Type** Forced Air.

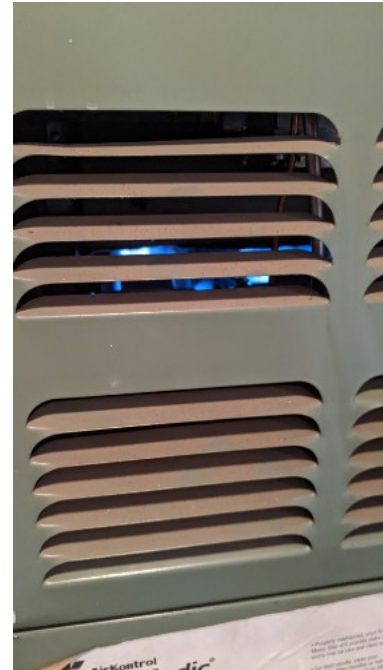
**Energy Source** Natural Gas.

### 6.1) Unit Conditions

AS

The heating system was operational at time of inspection. This is not an indication of future operation or condition. The system is older and appears to be past its normal life expectancy. Client should consider replacement with a modern unit conforming to modern safety standards and efficiencies.





**Distribution Type**

The visible areas of the heat distribution system is ductwork with registers.

**6.2) Distribution Conditions**

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

**6.3) Ventilation Conditions**

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

**6.4) Thermostat Condition**

R

The thermostat on the first floor worked with normal operating procedures. The thermostat on the 2nd floor did not work with normal operation. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



2nd floor thermostat - not working



1st floor thermostat

# 7 Electrical

## Service Drop - Weatherhead

**Electrical Service Type**                      The electrical service is underground.

**7.1) Electrical Service Conditions**      AS

The main service entry appeared to be in serviceable condition at the time of inspection.

## Main Electrical Panel

**Main Disconnect Location**                      Unknown. Ask the seller for the location.

**Electric Panel Location**                      Laundry room - 1st floor

**Circuit Protection Type**                      Breakers.

**7.2) Electrical Panel Conditions**      AS

The main panel appeared to be in serviceable condition at the time of the inspection.

## 8 Plumbing

### Water Main Line

**Main Shutoff Location**

Southeast corner bedroom closet.



**8.1) Main Line & Valve Conditions**

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

### Water Supply Lines

**Supply Line Material**

The visible material used for the supply lines is copper.

**8.2) Supply Line Conditions**

R

Since the pipes can be exposed to cold temperatures, recommend installation of insulation wrap at all valves and associated piping. Although insulation can be purchased at most hardware stores, client is advised to consult with a licensed plumber for information on piping within unheated areas.



**Drain - Waste Lines**

**Drain Line Material**

The visible portions of the waste lines are plastic.

**8.3) Drain Line Conditions**

R

Minor gurgling was heard from the drain when the water was run. This is sometimes typical of an older house or if the house is not older, this condition may indicate a venting problem. Client should consult a licensed plumber for further information.





### Water Heater(s)

**Water Heater Type**

Natural Gas.

**Water Heater Location**

2nd floor utility closet in kitchen

**Water Heater Capacity**

40 Gallon.

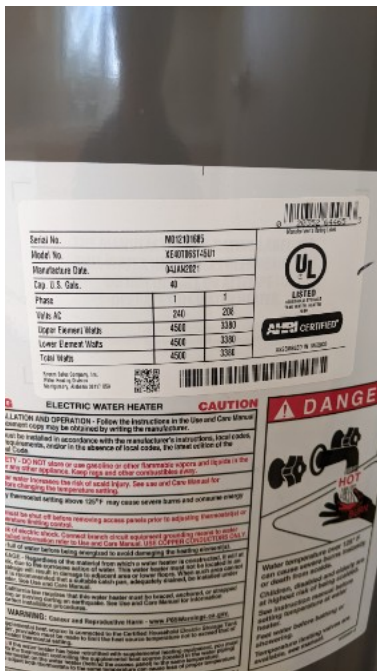
**8.4) Water Heater Conditions**

R

No expansion tank installed. The expansion tank equalizes pressure throughout the plumbing system by providing a space for hot water to flow into. Without an expansion tank, pressure would be distributed to the entire plumbing system, straining it and decreasing its lifespan. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and installation.



No expansion tank



**Bathroom Sink(s)**

8.5) Counter - Cabinet Conditions

AS

Appears Serviceable.

8.6) Sink Conditions

R

Water was shooting out of the upstairs bathroom faucet and spilling onto the floor. Recommend

changing the aerator. Wet bar sink was draining slowly. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



Change aerator



Slow drain

### Shower(s) - Tub(s) - Toilet(s)

#### 8.7) Shower - Tub Conditions

R

The bathroom drain stopper in the primary bedroom was inoperable. Shower diverter in the shared bathroom was not operating properly when engaged water was still running out of the bath faucet. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



Drain stopper not operable



Shower diverter leaking when engaged

**8.8) Toilet Conditions**

R

The toilet in the downstairs shared bathroom was loose at the time of inspection. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



Toilet was loose



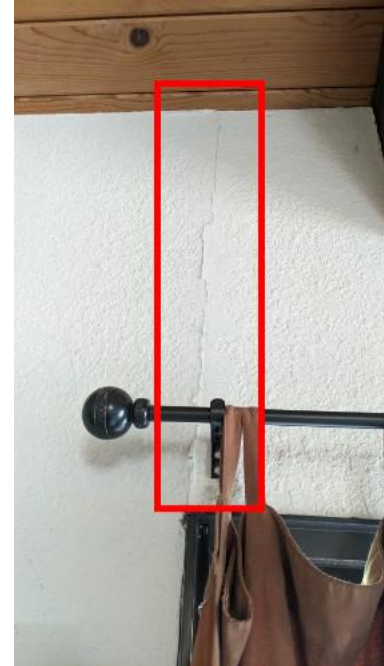
## 9 Interiors

### Walls - Ceilings - Floors

#### 9.1) Wall Conditions

AS

Minor settlement cracks were observed on the upstairs East wall. Recommend monitoring these cracks and sealing.



#### 9.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 9.3) Floor Conditions

R

The carpets were torn / ripped on the 1st floor. Discoloration and stains were observed in various locations throughout the home. Recommend replacing the carpets.



**9.4) Heat Source Conditions**

AS

Appears Serviceable.

**9.5) Stairway**

S

The stairway railing was loose at the time of inspection. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



These bolts were loose

## Windows - Doors

### 9.6) Interior Window Conditions

AS

The windowsill in the primary bedroom was deteriorated at the time of inspection. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



### 9.7) Interior Door Conditions

AS

The closet door in the primary bedroom was not operable at the time of inspection. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



### Electrical Conditions

#### 9.8) Electrical Conditions

R

Damaged cover plates and outlets were observed throughout the home. A light control was missing a cover plate on the 1st floor. Bulbs were out in the downstairs bathroom and upstairs ceiling fan. No power to the upstairs ceiling lights. No power to the outlet by the wet bar and the outlets in the upstairs bathroom. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.





No cover plate - 1st floor by stairway



These two switches by front door did not operate



Bathroom bulbs out



Cracked cover plate



Damaged outlet



Damaged outlet



Cracked cover plate



Damaged outlet



Ceiling fan bulbs out



Damaged outlet



No power to outlet in upstairs bathroom



No power to outlet in upstairs bathroom



No power to this outlet by wet bar



Control to ceiling lights on 2nd floor not working



No power to ceiling lights on 2nd floor

**9.9) Ceiling Fan Conditions**

AS

The ceiling fan was operational at the time of the inspection. Two bulbs in the ceiling fan were not working.

**9.10) Smoke Detector Conditions**

S

The smoke detector(s) did not respond to the test button in the primary bedroom. A smoke



detector was missing or removed at the Southeast corner bedroom. Smoke detectors are required in all sleeping rooms. Recommend adding smoke detectors for safety.



Primary BR - no response when tested



Southeast corner BR - no smoke detector

### 9.11) Carbon Monoxide Detectors

AS

A carbon monoxide detector was present on the 1st floor outside the sleeping rooms and on the 2nd floor where a natural gas fireplace was present. Appears Serviceable at the time of inspection.

## 10 Fireplace

### Fireplace

#### Fireplace Location

A fireplace is located at the family room.



#### Fireplace materials

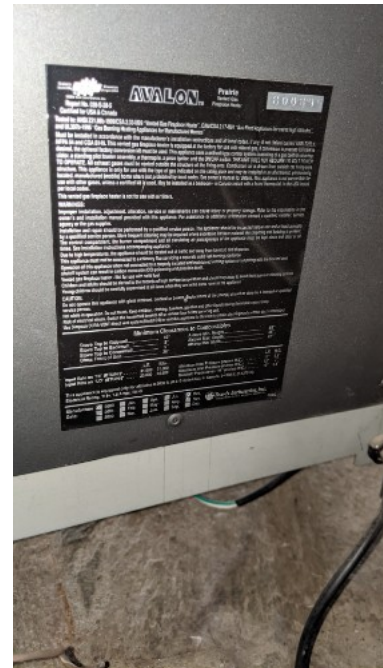
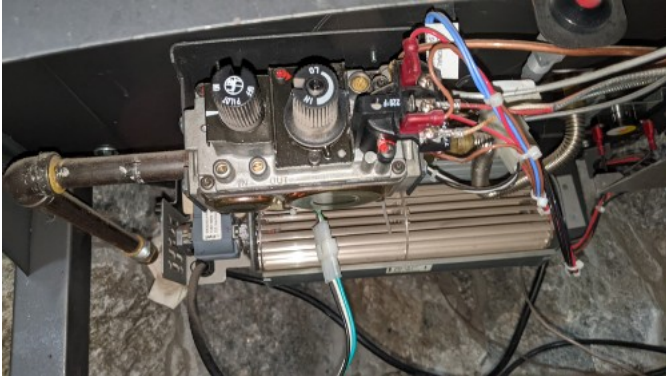
The fireplace is metal/pre-fabricated.

#### 10.1) Fireplace Conditions

NI

The gas fireplace pilot was not lit or fuel / gas was turned off. The gas fireplace could not be fully inspected. Lighting of pilots or adjustments of automatic ignition systems is not performed as part of this inspection. Client is advised to obtain information from the manufacturer regarding use, maintenance, and carbon monoxide risks, if any.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



## 11 Kitchen

### Walls - Ceilings - Floors

#### 11.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 11.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 11.3) Floor Conditions

AS

The floors and / or floor coverings were worn and slightly warped. This is cosmetic, some refinishing may be necessary. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

#### 11.4) Heat Source Conditions

AS

Appears Serviceable.

### Windows - Doors

#### 11.5) Kitchen Window Conditions

AS

Appears Serviceable.

### Electrical Conditions

#### 11.6) Electrical Conditions

AS

Appears Serviceable.

#### 11.7) Lighting Conditions

AS

The kitchen light cover was cracked and damaged. Recommend replacing but this is a cosmetic repair, the light is still operable.





**Kitchen Sink - Counter tops - Cabinets**

**11.8) Counter Conditions**

R

The caulking grout behind the sink and one spot on the counter was deteriorated. Recommend resealing to prevent water intrusion.





**11.9) Cabinet Conditions**

AS

Appears Serviceable.

**11.10) Sink Plumbing Conditions**

AS

Appears Serviceable.

**11.11) Garbage Disposal Condition**

AS

Appears Serviceable.

**Appliances**

**Stove - Range Type**

The oven is electric. The range is electric.

**11.12) Stove - Range Condition**

AS

Appears Serviceable.

**11.13) Dishwasher Conditions**

AS

Appears Serviceable.